



PLACER COUNTY GOVERNMENT CENTER MASTER PLAN UPDATE

Community Workshop #2 August 24, 2016



- **PROCESS AND SCHEDULE UPDATE**
- **COMMUNITY WORKSHOP #1 REPORT-OUT**
- **VISION AND GUIDING PRINCIPLES**
- **CONTEXT DIAGRAMS**
- **MASTER PLAN OPTIONS**
- **COMMUNITY COMMENTS**

MASTER PLAN PROCESS & SCHEDULE



* All dates/time frames subject to change



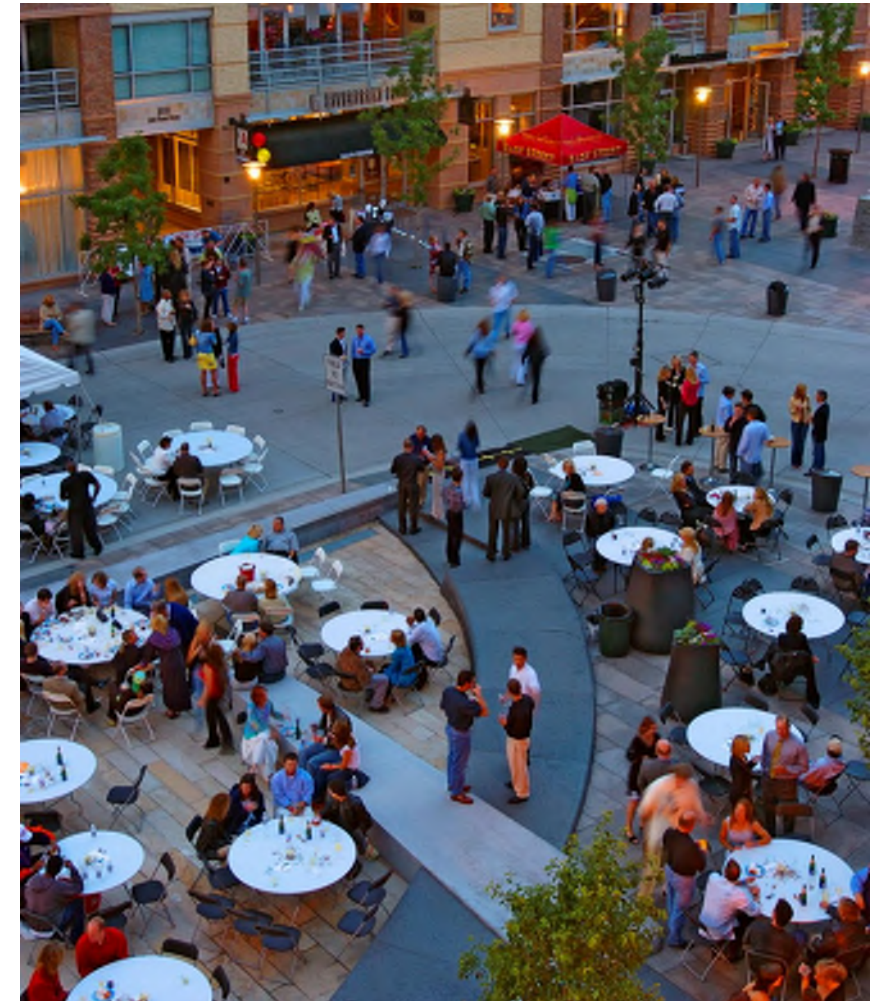
MASTER PLAN UPDATE GOALS:

- Evaluating future county space needs
- Potential relocation of county staff currently housed off-campus in Auburn
- Identifying the right balance of land uses on the campus, including potential incorporation of culturally significant structures
- Upgrading the campus's aging infrastructure to improve energy and resource efficiency
- Gathering input on new potential community, commercial, and residential uses for the campus

General Community Comments:

(All comments/items below are attributable to Community Workshop #1 attendees)

- Efficient and eco-friendly campus
- Need for multifamily and affordable housing
- Preservation of Dewitt in support of art community
- Need for park open spaces especially in North Auburn
- Create destination for art, history, technology startups, high income jobs
- Dislike big box stores
- Desire for walkable areas, people-centered/community-oriented activities and gathering places for festivals.
- Keep scale of area to more be appropriate to community versus large / grandiose.
- Support organic foods, experimentation/research area for food and agriculture
- Need for indoor and outdoor fine arts area
- Local / regional vegetation
- Need for performing arts area
- Consider needs of senior community
- Green Barn – incorporate agricultural element with solar
- Provide workforce housing
- Weekly farmer's market at Government Center
- Need for a performing arts building with rehearsal rooms and lecture rooms to supplement schools. It could have cooperative studios for film and other forms of arts.



County Services:

(All comments/items below are attributable to Community Workshop #1 attendees)

- County services spread out, would be beneficial to have one central area people can access with good transportation to and from area. Services should include senior, child and community services.
- Collaboration between county services
- Employees like new buildings and outdoor spaces. There is a need for connectivity to serve community better.
- Desire to create a venue for community performing arts and outdoor concerts, possibly an amphitheater.



Transportation/Mobility:

(All comments/items below are attributable to Community Workshop #1 attendees)

- Commerce/ retail in Auburn
 - Traffic on Highway 49 is impacted now, traffic issues should be analyzed
 - A comment was provided about Highway 49 intersection issues adjacent to the Government Center
- Not enough biking/walking opportunities in North Auburn
 - The government center would benefit from integrated biking/walking paths that connect adjacent residential areas
- A comment was expressed about the perceived rural character of Auburn
 - The rural feel of the government center is good
 - Do not over build the campus



Historic Cultural:

(All comments/items below are attributable to Community Workshop #1 attendees)

- Auburn is a historic destination and community.
- Art gallery to showcase Martin Ramirez and other local artists
- Museum representing farmland and agriculture – lasting impression of 1800s
- Create artist's studios & incubator spaces for high technology companies in existing buildings
- Create a destination for Native American history and showcase what happened before and after the Gold Rush.
- Gardens , murals similar to downtown
- Take advantage of people making a stop on their way to Tahoe.
- Different nationalities in area that could be celebrated through spaces showcase each lifestyle / culture including classrooms for language classes.
- Desire to save some Dewitt buildings if viable: theater, chapel, auditorium, gymnasium with pool, patient wards with corridors connected to theater and chapel & power house.



Sustainability – Zero Net:

(All comments/items below are attributable to Community Workshop #1 attendees)

- Live, Work, Play – provide housing to minimize need for travel
- Multigenerational use, diversity in community
- Water use reduction and water reuse
- Discussion on upcoming California Building Code mandates for ZNE for both new residential and commercial construction. Desire for the County and community to achieve it together.



Economics:

(All comments/items below are attributable to Community Workshop #1 attendees)

- Provide affordable housing for families to be able to live in Placer County
- Connection to existing retail
- Comments about retail on campus at night and the potential for issues similar to K Street in downtown Sacramento.
- Smaller building foot prints: go vertical with roof gardens



Utility and Infrastructure:

(All comments/items below are attributable to Community Workshop #1 attendees)

- Rainwater catchment and greywater treatment
- Solar parking / roofs
- Lead and asbestos abatement plan
- Xeriscape
- Can reclaimed water (purple pipe) system be installed to water landscape?
- Make sure to design infrastructure for long term.
- Growing food on site, area for an indoor urban farm to grow and raise crops



Open Space / Urban Forest:

(All comments/items below are attributable to Community Workshop #1 attendees)

- Master gardeners plot to teach classes and provide partnerships with schools and AG groups
- Open public space, smaller areas but beautiful for outdoor enjoyment
- Amphitheater
- Use natural vegetation, provide shade trees
- Grow food
- Sustainability
- Demonstration garden
- Cooperating with Department of Agriculture
- Hide outdoor storage
- Aquatics – exercise, Community pool
- Water as a focus
- Let things blend into landscape
- Storm water management
- Pedestrian access
- Bike Paths



Land Use:

(All comments/items below are attributable to Community Workshop #1 attendees)

- Comments from affordable housing advocates
 - Propose connecting with Placer County Health and Human Services
 - HHS has developed affordable housing study
 - Need for different classes of affordable housing
 - Seniors are a huge priority
- Balance of density and open areas
- Consolidation of County services
- Public/private partnerships
- Prioritize transportation goals
- Workforce housing
- Placer County touted as a “Great Place to Work, Live and Play”. There is a desire for a good mix of uses.
- Desire to have a multi-use center
- Desire for a cultural museum to include Native American History – strong tribal community, lots of history and cultural artifacts



An aerial photograph of a suburban neighborhood, showing a mix of residential houses, streets, and green spaces. A semi-transparent rectangular box is overlaid in the center of the image, containing text.

Create a balanced campus which positions the Placer County Government Center
*to more efficiently provide services to the community, to provide a vital and
compelling work environment, and to support the area's economic vitality.*

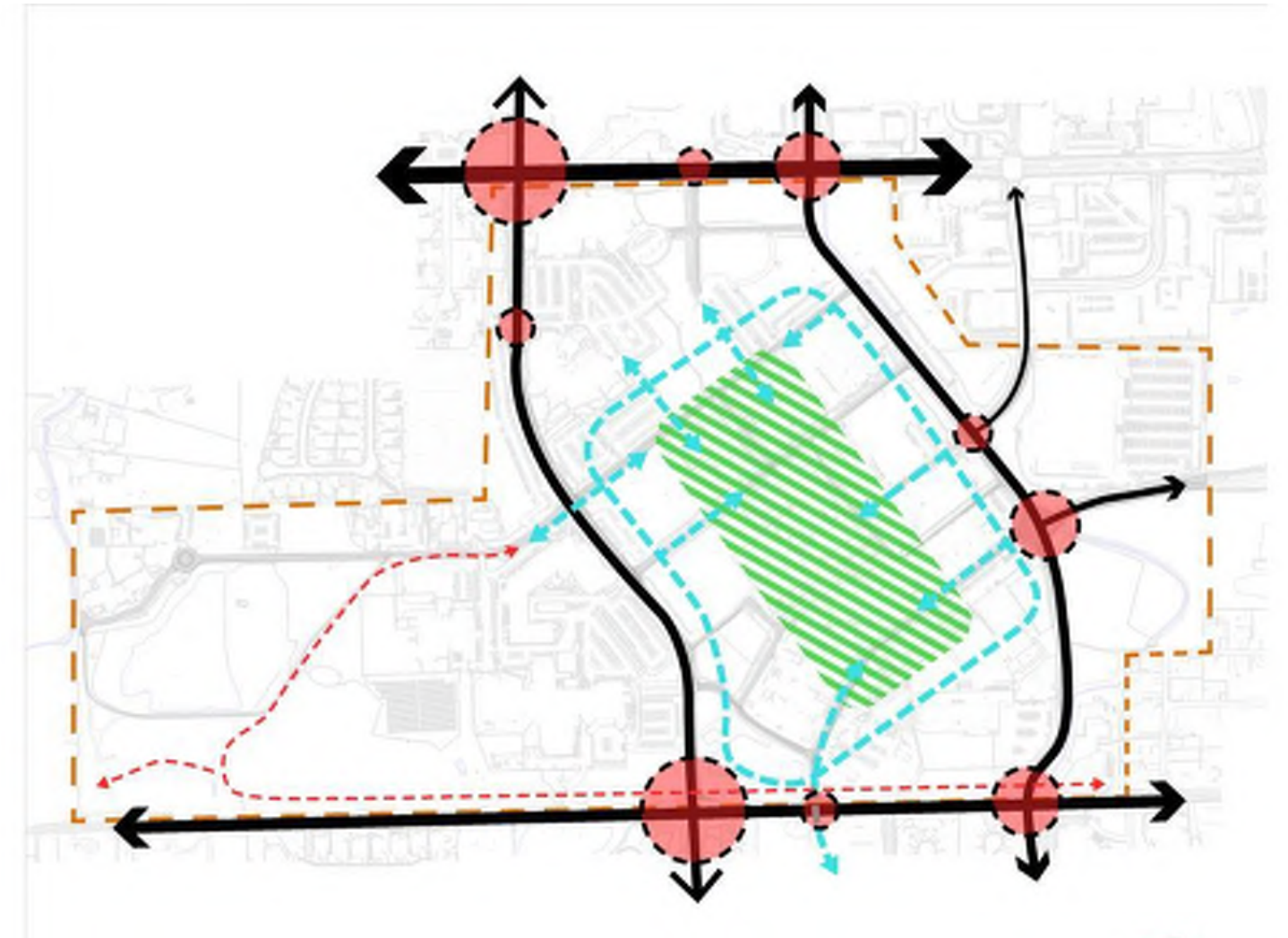
- ***Efficient Delivery of Government Services:*** Consolidating County services to provide a well-planned built environment that can be navigated intuitively.



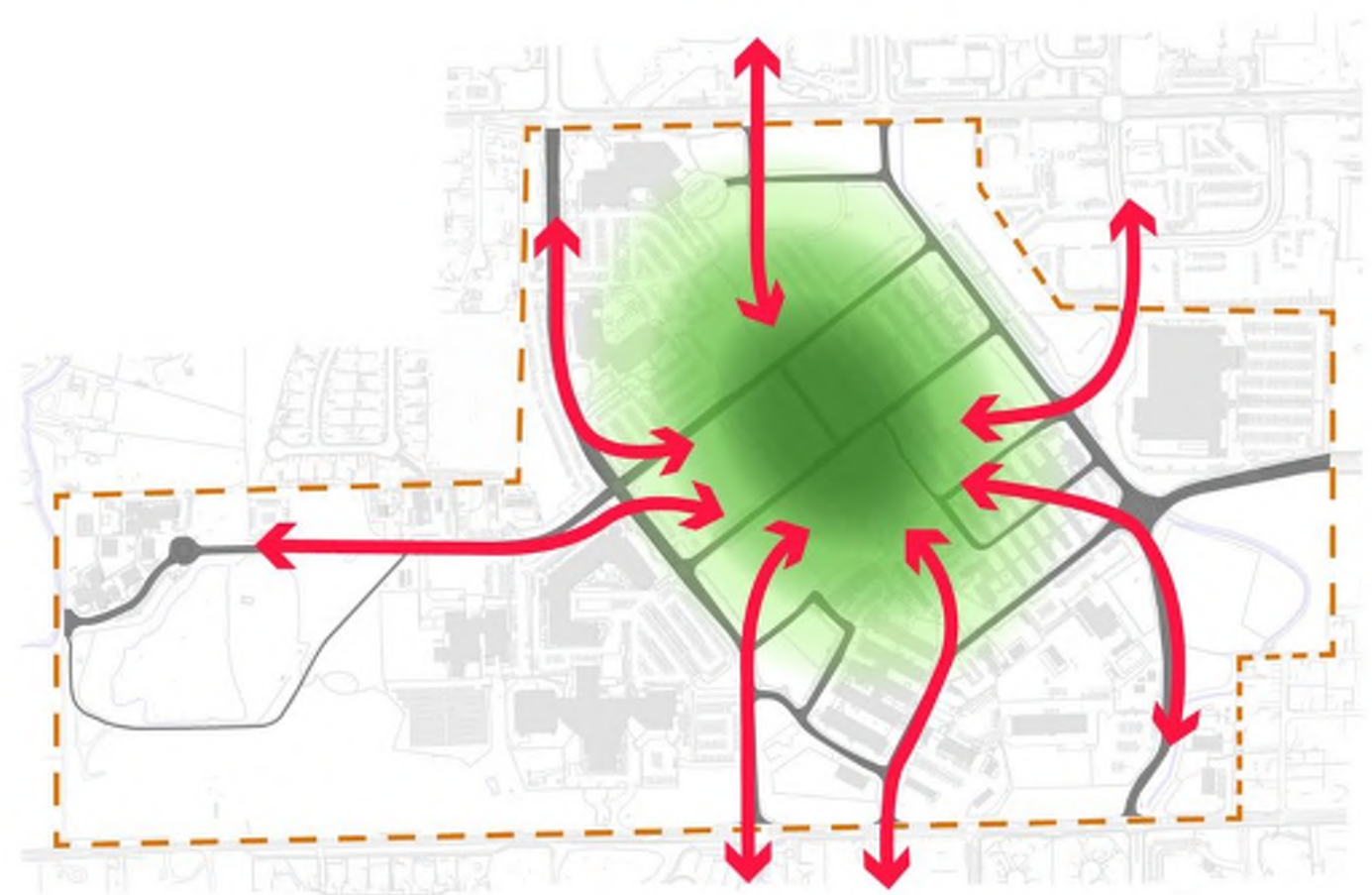
- ***Employee Well-being:*** Providing a supportive work environment for employees that takes into account their health and wellness, safety and security, support and comfort.



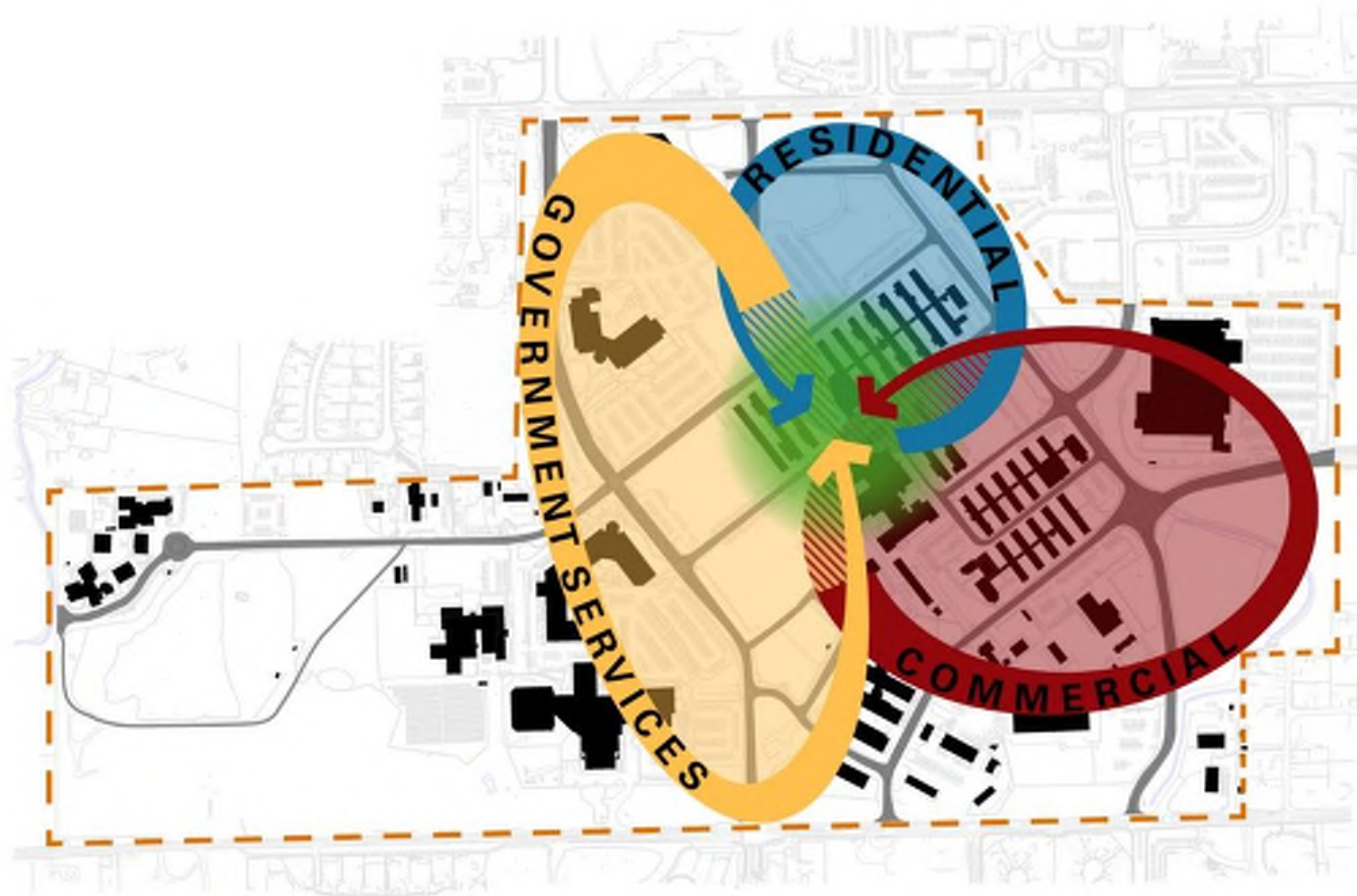
- ***Campus Identity and Connectivity:*** Building a strong campus identity that will evolve over time and exemplifies a commitment to the future. The landscape, as demonstrated by a central green space, will create value and support campus identity. Improving wayfinding and walkability throughout the campus and to adjacent trail systems will provide opportunities to engage the surrounding community.



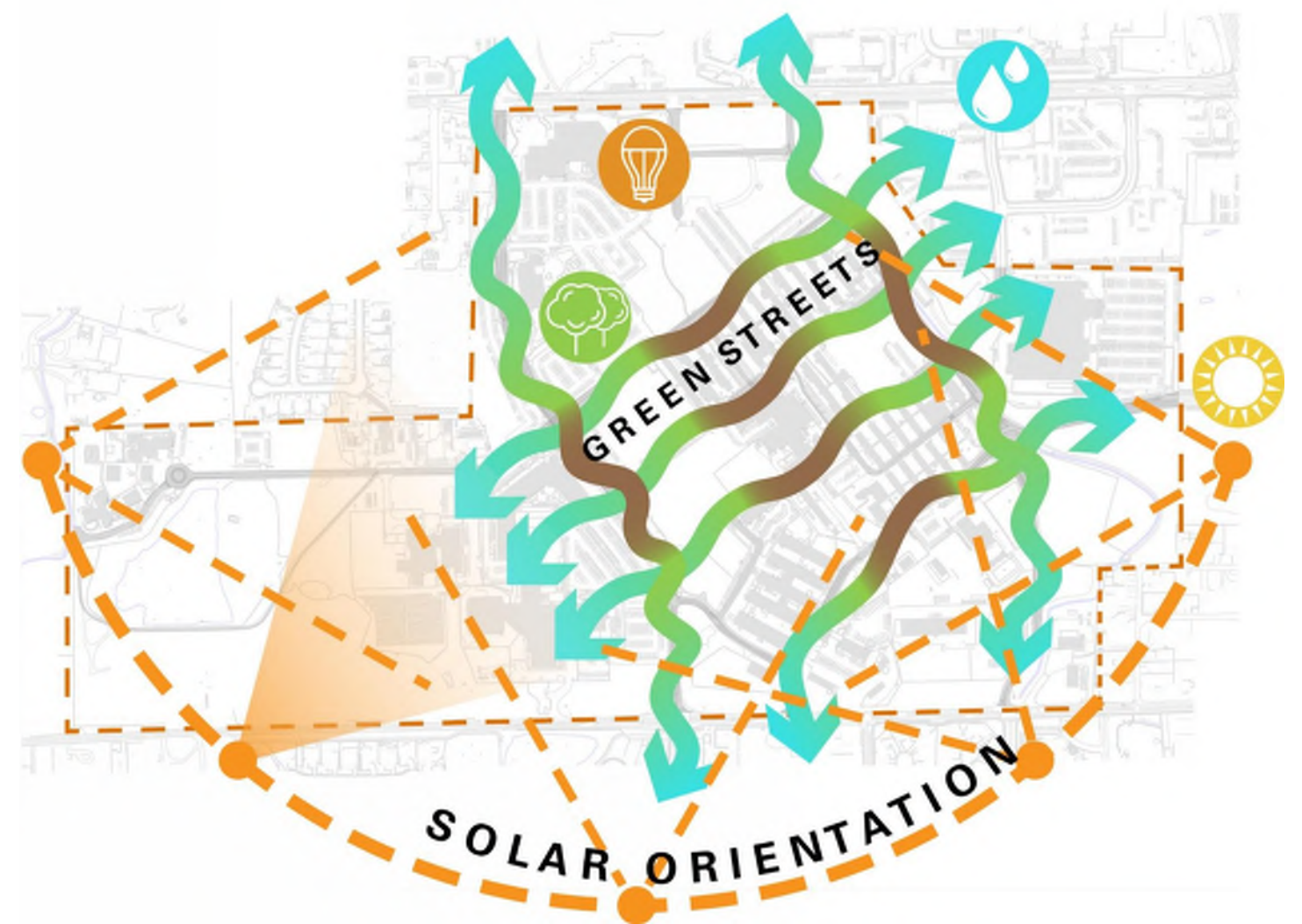
- **Building Community:** Creating spaces where people interact unites a community and enhances the quality of life. Outdoor spaces that are flexible and can accommodate diverse events builds a strong community foundation.



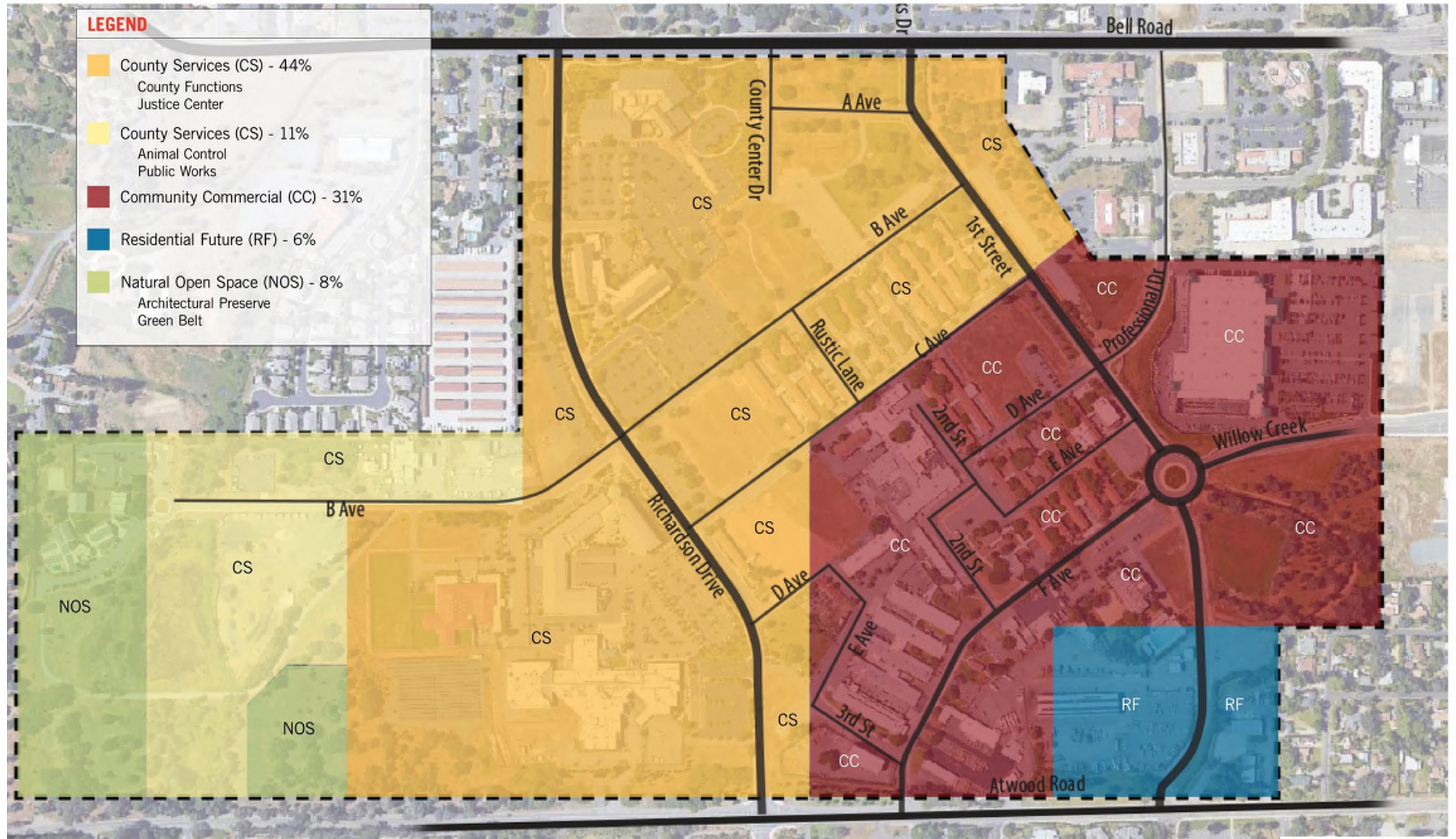
- ***Diversity in Land Use:*** Providing a mix of land uses that includes workforce housing opportunities to accommodate diversity in the population.



- ***Integrating Sustainability:*** Incorporating green building practices will create long term positive impacts for the community.
- ***Adaptive Reuse:*** Identifying opportunities for cultural context.



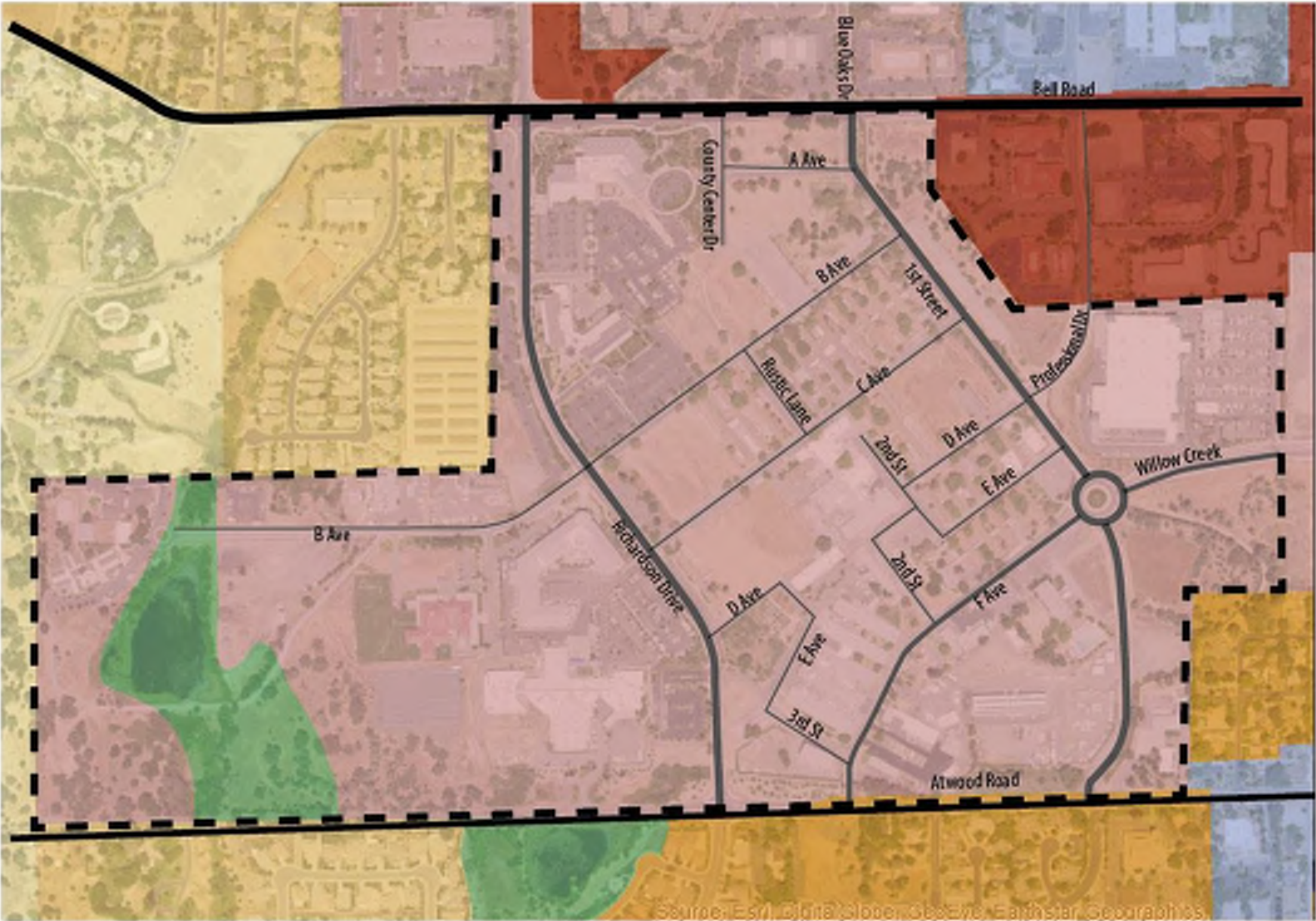
1993 COMPREHENSIVE FACILITIES MASTER PLAN



- **Location and Consolidation Policy**
- **Bell Garden Apartments**
- **Image, Design of and Physical Access to County Facilities**
- **Parking and Transportation**
- **County Growth Policy**
- **Environmental Policy**
- **Child Care and Other Special Space Uses**
- **Financing**
- **The Tahoe Area and South Placer**
- **Records Management**
- **Acknowledge Needs of Other Government Entities**



AUBURN BOWMAN COMMUNITY PLAN



LEGEND

Open Space

Rural Residential

Low Density Residential

Medium Density Residential

Mixed Use

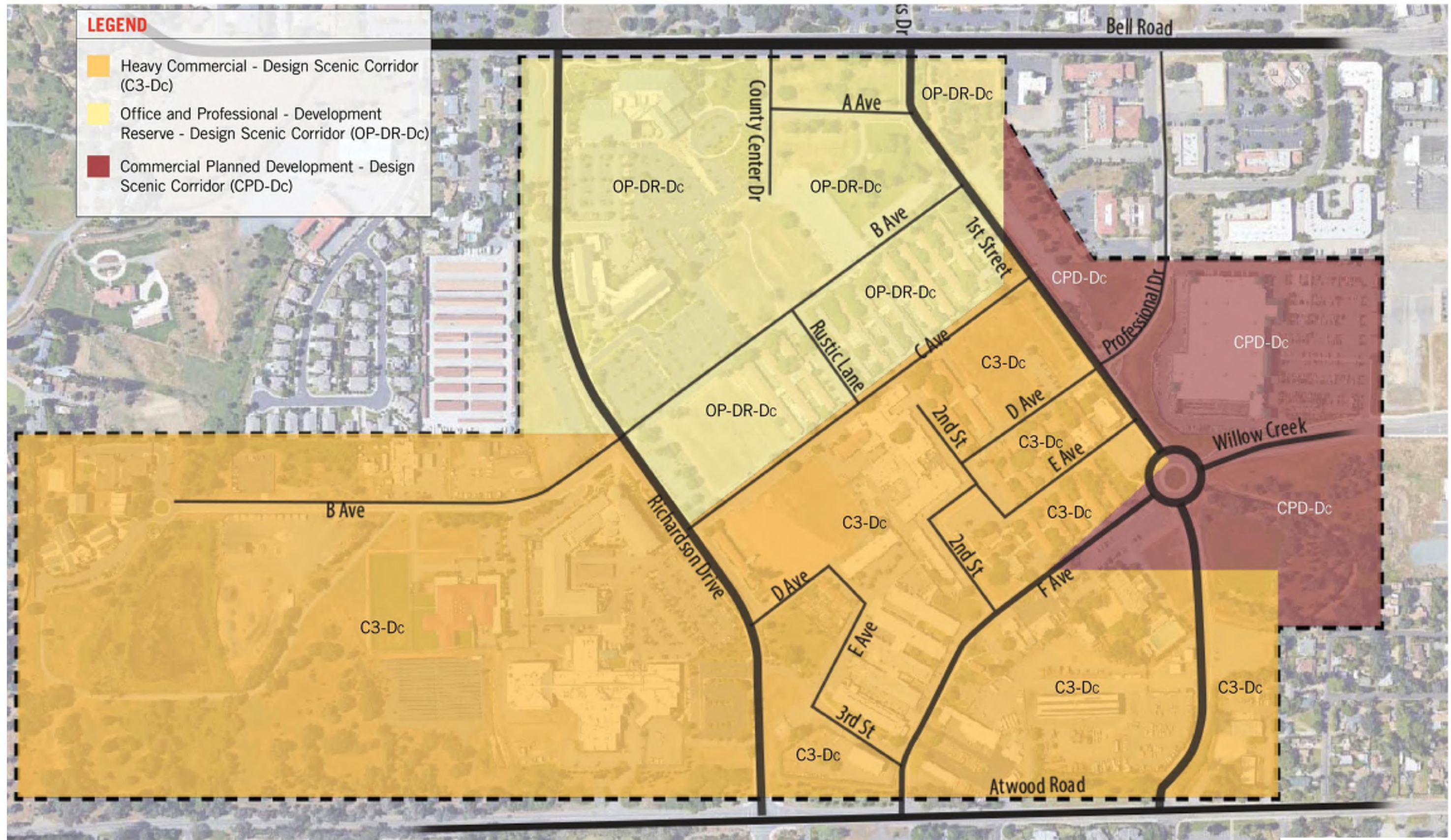
Commercial

Professional Office

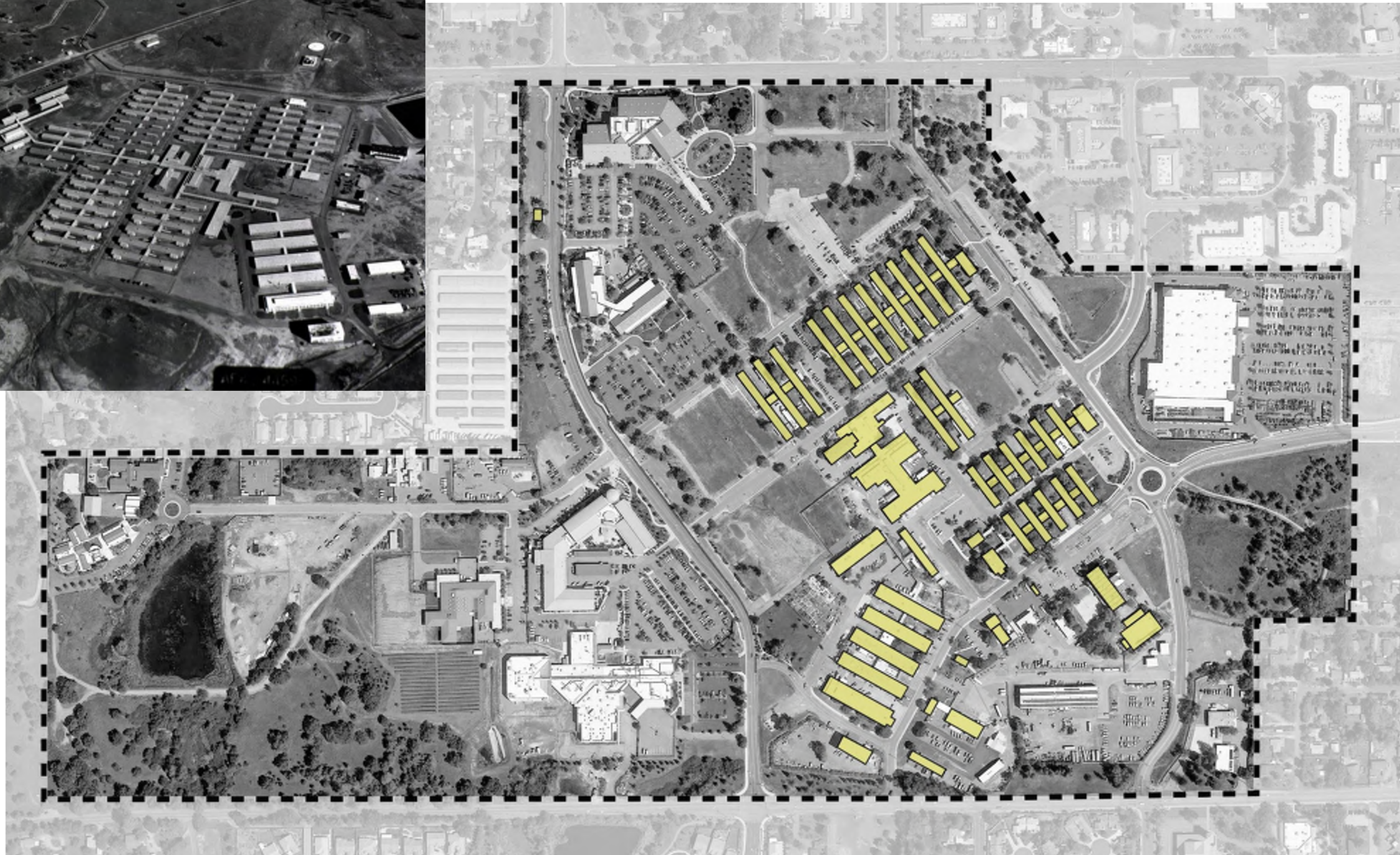
Project Boundary



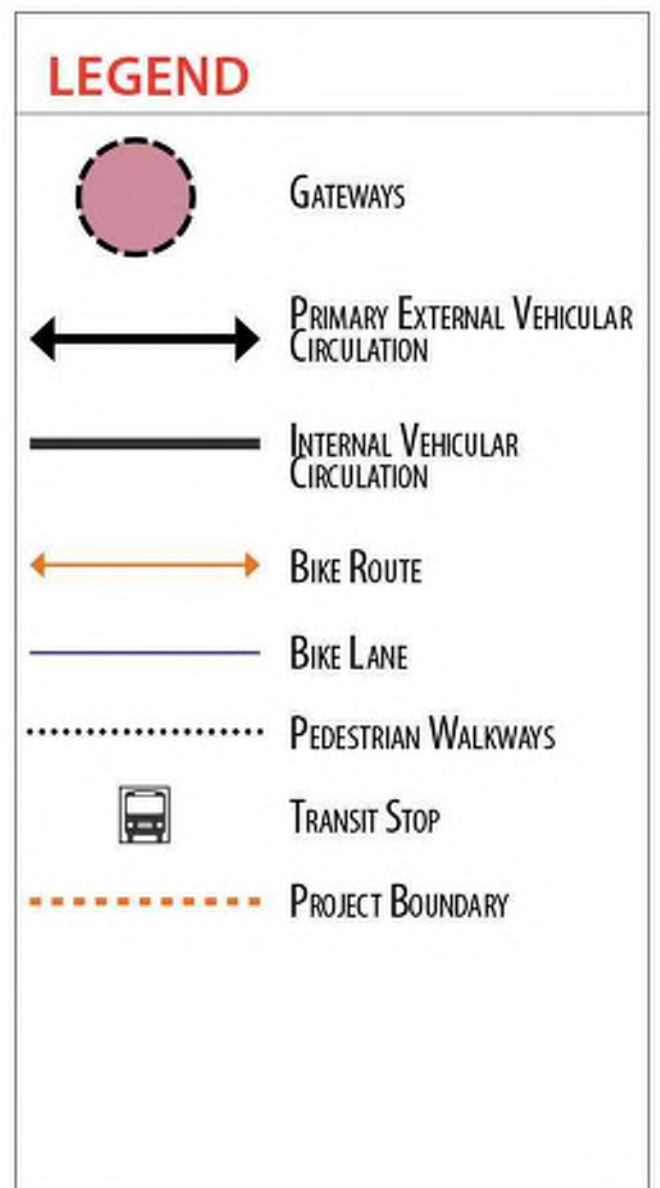
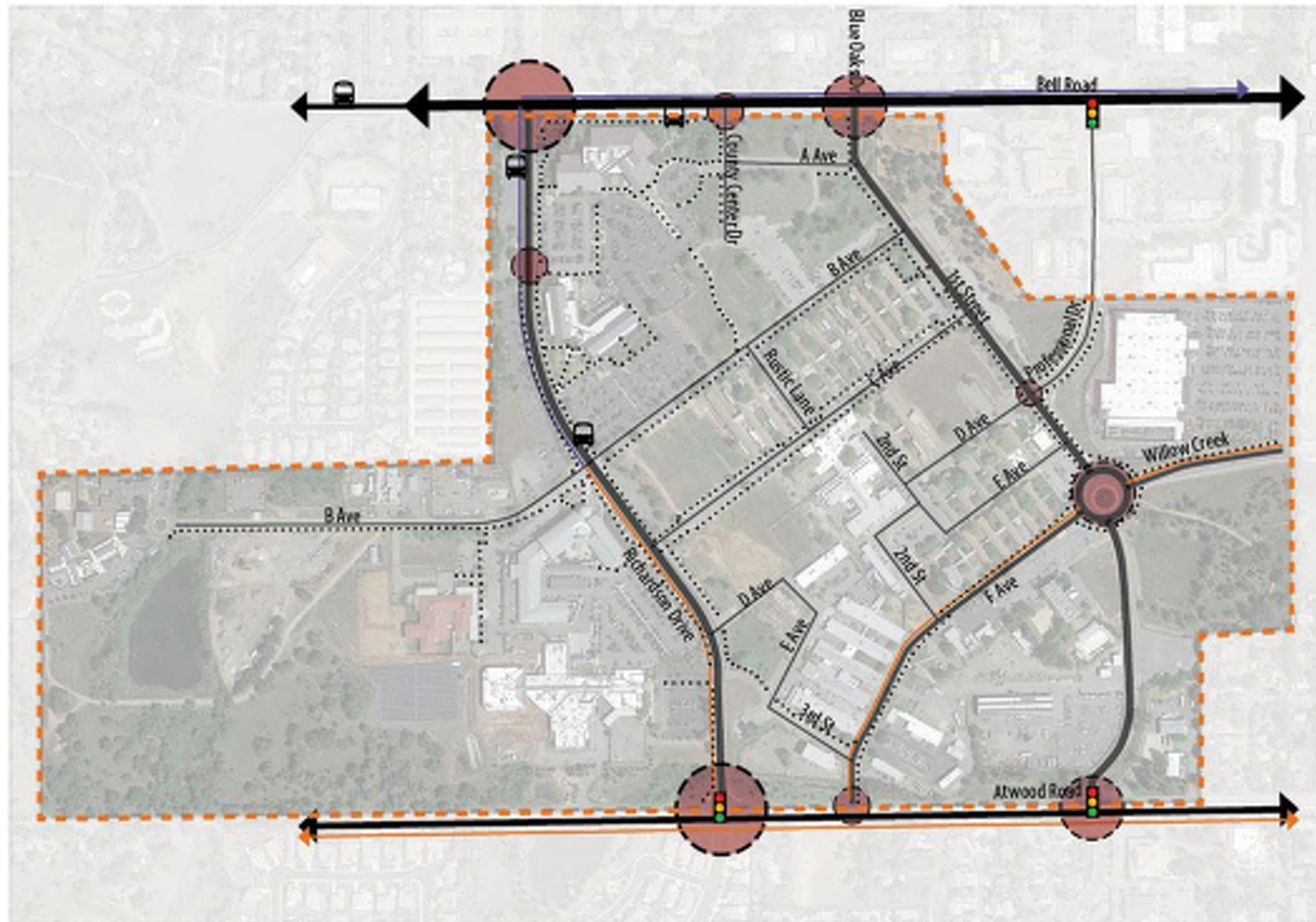
ZONING DESIGNATIONS



EXISTING DEWITT BUILDINGS



CIRCULATION



TREE CANOPY



EXISTING CAMPUS GEOMETRY



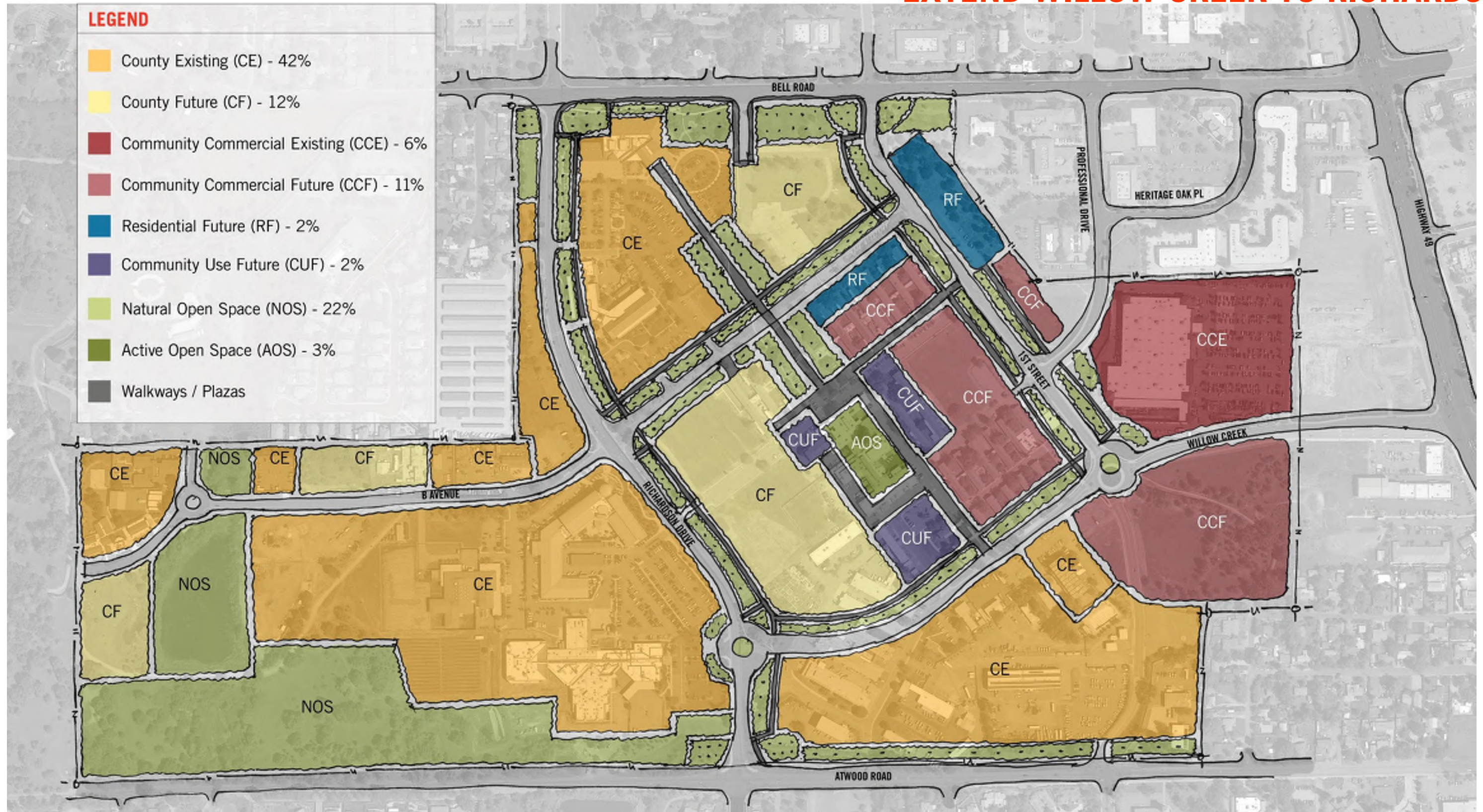
PLACER COUNTY GOVERNMENT CENTER - 2016



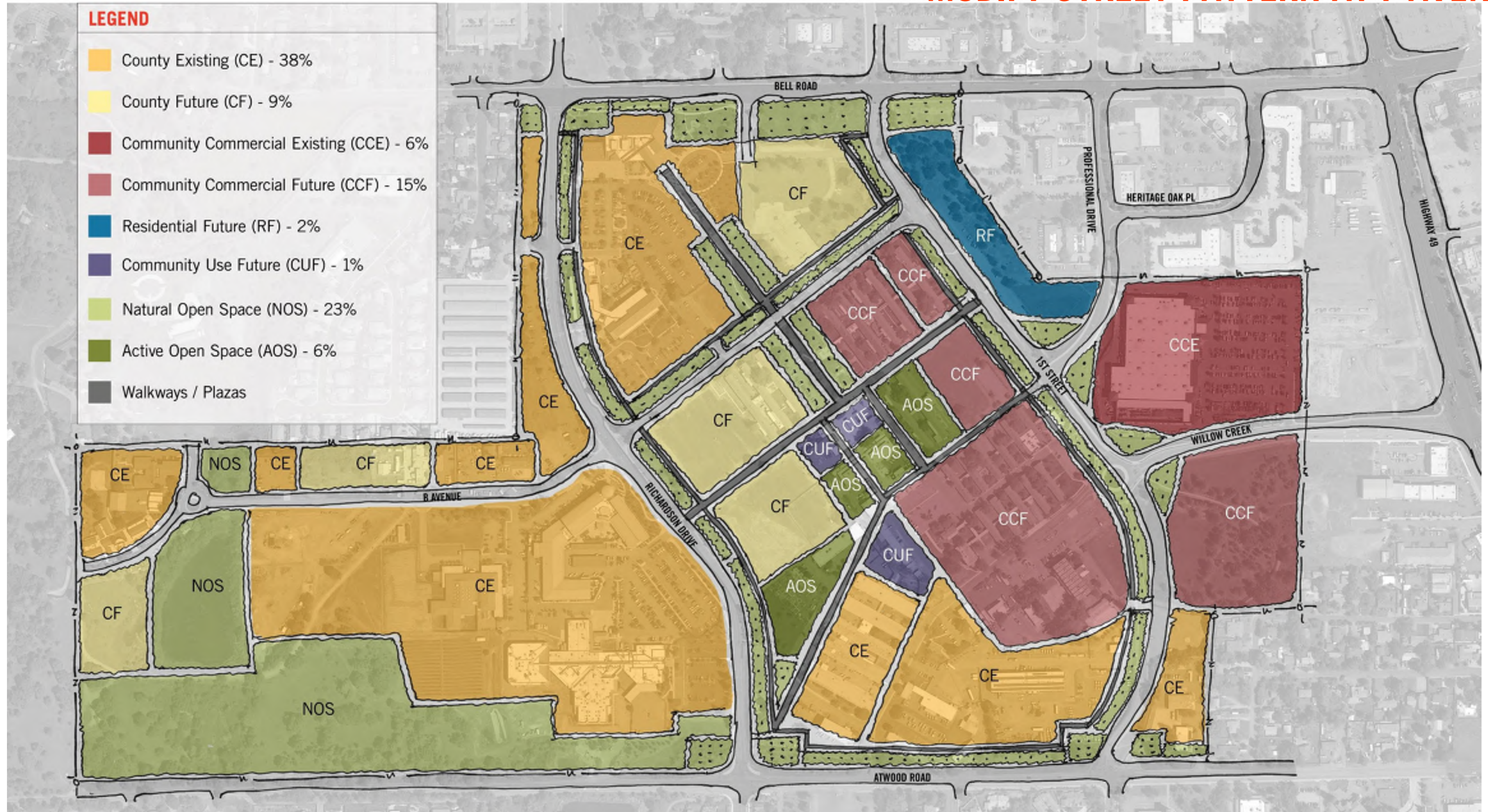
OPTION 1 – IN-FILL DEVELOPMENT AND REUSE
MAINTAIN CAMPUS STREET PATTERN



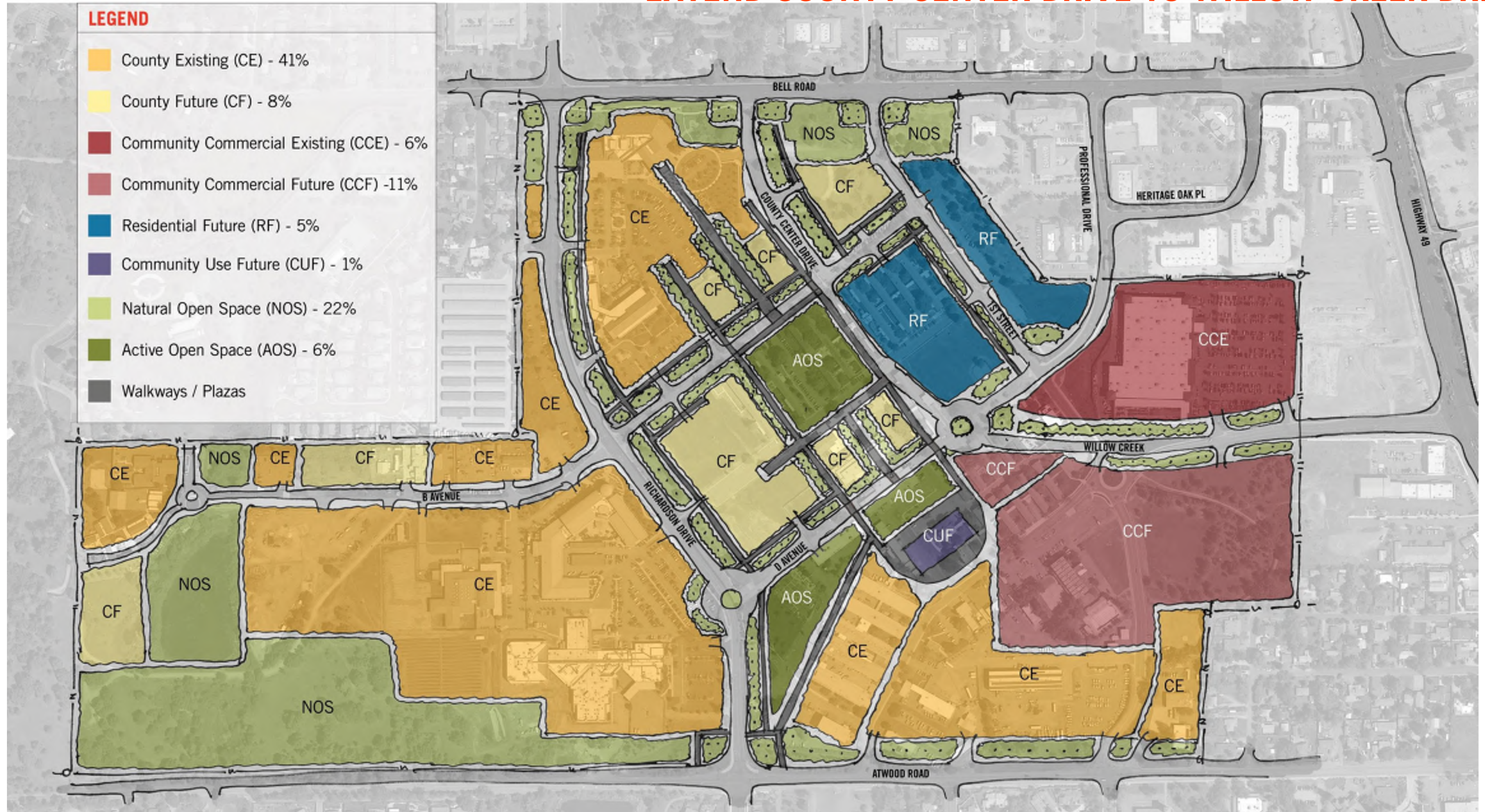
OPTION 2 – GOVERNMENT CENTER ALONG RICHARDSON EXTEND WILLOW CREEK TO RICHARDSON



OPTION 3 – GOVERNMENT CENTER ALONG RICHARDSON MODIFY STREET PATTERN AT F AVENUE



OPTION 4 – GOVERNMENT CENTER AROUND THE COMMONS EXTEND COUNTY CENTER DRIVE TO WILLOW CREEK DRIVE





Community Comments?

